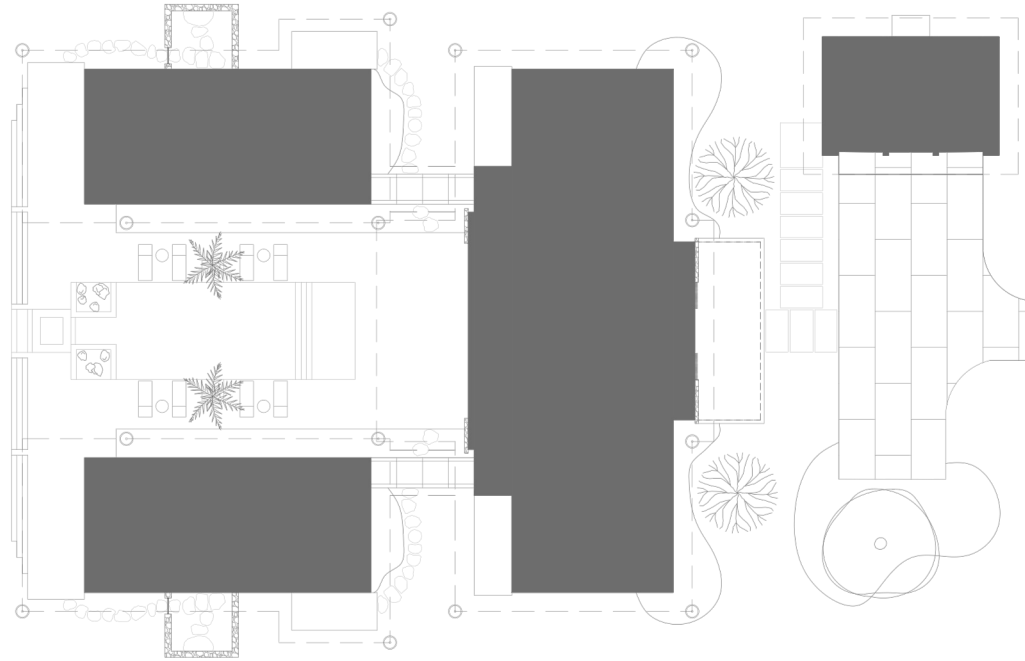




T PLAN

Shown in the "Eterno" Style



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T Plan is a hale (home) that brings you comfort. A spacious plan for everyone to escape. The hale was designed to bring you together yet suggest privacy by connecting structures via Breeze Ways. The Great Room starts at the Entry with vaulted ceiling unifying the space as you walk in and ceilings at Living and Dining to define the spaces.



Full Butler's Pantry makes for a second Kitchen where all the fun continues without interruption. Full-height glass doors disappear and frame the pool and view beyond, creating the experience for the home. Each suite was crafted to include a Private Lanai (living outdoor space) and enough room for ensuites. When you think of a tropical escape, this is your hale.

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6 BED

6.5 BATHS

6,150 SF LIVING

1,965 SF LANAI



T+D was founded on the principle of crafting and mastering the art of design.

"Passion brings the best out of people and design is a conduit to showcase just that" says, Rafael Tapia, Founder T+D.

Here to serve and provide a unique and memorable experience to the client. If you simply show people that you truly care, you will gain their immediate trust. Listen. Design Deliver. That's our philosophy.

Contact | info@tapiadesigns.com

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HOME DESIGN PROCESS

HOMES FOR ALL DESIGN SYLES.



Step 1

Design Style & Home Plan Selection

Client selects design style and home plan, any plan can be tailored to the clients individual taste. T+D meets with client to discuss lot, design style preferences, needs/wants to begin home design.



Step 2

Preliminary Design | DRC

Place house on lot, add site amenities and plantings to complete Preliminary Package. Preliminary Package is submitted to Design Review Committee (DRC), if/as applicable.



Step 3

Final Design | DRC

Complete architectural plan, landscape plan & structural plan, etc. Package is submitted to Design Review Committee (DRC), if/as applicable.



Step 4

Permitting

Complete working drawings for architectural plan, landscape plan & structural plan, etc. Package is submitted to County, if/as applicable.

Permit Package is submitted to Builder for final pricing. Builder queue'd to begin construction after permit approval.



Step 5

Start Construction

If liaison support services are selected, T+D has pre-construction meeting with builder to review home plans and material specification to align clients design intent to be realized.

Dream becomes a home.

T+D has curated Home Plans that are customizable for the perfect fit. There are numerous plans in our library. All plans were developed to either, add or remove square footage to align with the homeowner overall needs. If you love one of the plans, it makes for the ideal place to begin the design process and places the project at the *Preliminary Design Package* phase shortening the design process. However, if a one-of-a-kind design is your dream, your ideas become our starting point.